Board of Adjustment

Agenda

DANETTE HARRIS- Chair	CAMERON JONES
CHANEL FITCH-KIRKPATRICK- Vice-Chair	GREG HITCHENS
TYLER STRADLING	WADE SWANSON
TRENT MONTAGUE	

December 11th, 2012
City Council Chambers- Lower Level
57 East First Street
Results

4:30 p.m. STUDY SESSION

A. Zoning Administrator's Report
   1. Sign Code update
   2. Update for the Board on BA12-040-705 S. El Dorado (SUP for livestock)

B. Discussion of items listed on the Public Hearing Agenda

5:30 p.m. PUBLIC HEARING

A. CONSIDER MINUTES FROM THE NOVEMBER 13th, 2012 MEETING.

B. CONSENT AGENDA: Items listed with an asterisk (*) will be added to the Consent Agenda. All items on the Consent Agenda will be considered as a group by the Board of Adjustment and will be enacted with one motion. There will be no separate discussion of these items unless a Board member or a citizen so requests. If a request is made, the item will be removed from Consent Agenda and considered as a separate item following adoption of the Consent Agenda.

CONSIDER THE FOLLOWING CASES (PUBLIC HEARING):

1. BA12-049 840 West Inglewood Street (District 1) – Requesting a variance to allow an existing addition to encroach into the required side and rear yard in the RS-9 zoning district. (PLN2012-00398)

   Staff Planner: Angelica Guevara
   Staff Recommendation: Denial
   Board Decision: Continued to the January 8th, 2013 hearing.

2. BA12-052 3832 and 3838 East Alder Avenue (District 2) - Requesting a Special Use Permit to allow a recreational vehicle (RV) to be used as a caretaker's unit in the RS-6 zoning district. (PLN2012-00399)

   Staff Planner: Jeff McVay
   Staff Recommendation: Denial
   Board Decision: Continued to the January 8th, 2013 hearing.

3. BA12-053 146 West Baseline Road (District 3) - Requesting a Variance to allow a reduction to the width of the required landscape yard in the LI-CUP zoning district. (PLN2012-00413)

Staff Planner: Wahid Alam
Staff Recommendation: Denial
Board Decision: Continued to the January 8th, 2013 hearing.

4. BA12-054 2136 East Baseline Road (District 3) – Requesting a Special Use Permit to allow a wireless communication facility to exceed the maximum height allowed in the LC zoning district. (PLN2012-00386).

Staff Planner: Jeff McVay
Staff Recommendation: Approval with Conditions
Board Decision: Continued to the January 8th, 2013 hearing.

*5. BA12-055 1945 South Stapley Drive (District 3)- Requesting a Substantial Conformance Improvement Permit to allow the development of a drive-thru restaurant in the LI zoning district. (PLN2012-00270)

Staff Planner: Wahid Alam
Staff Recommendation: Approval with Conditions
Board Decision: Approved with Conditions

6. BA12-057 2605 North Power Road (District 5) - Requesting a Special Use Permit for a Comprehensive Sign Plan in the LC zoning district. (PLN2012-00445)

Staff Planner: Jeff McVay
Staff Recommendation: Approval with Conditions
Board Decision: Approved with Conditions

*7. BA12-058 1832 West 3RD Place (District 3) - Requesting a Variance to allow a detached accessory structure to encroach into the required side yard in the RS-6 zoning district. (PLN2012-00449)

Staff Planner: Angelica Guevara
Staff Recommendation: Approval with Conditions
Board Decision: Approved with Conditions

*8. BA12-059 2603 North Horne (District 1) - Requesting a Substantial Conformance Improvement Permit to allow the expansion of an existing church in the RS-43 zoning district (PLN2012-00453)

Staff Planner: Wahid Alam
Staff Recommendation: Approval with Conditions
Board Decision: Approved with Conditions

*9. BA12-060 6315 East Auto Park Drive (District 6) - Requesting a Special Use Permit for a modification of a Comprehensive Sign Plan in the LI-PAD zoning district. (PLN2012-00454)

Staff Planner: Jeff McVay
Staff Recommendation: Approval with Conditions
Board Decision: Approved with Conditions

*10. BA12-061 245 West 2nd Street (District 4) - Requesting a Special Use Permit for a Comprehensive Sign Plan in the DB-1 zoning district. (PLN2012-00464)

Staff Planner: Angelica Guevara
Staff Recommendation: Approval with Conditions
Board Decision: Approved with Conditions

C. OTHER BUSINESS:

D. ITEMS FROM CITIZENS PRESENT.